

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		CHANDLER ST, ARLINGTON

OWNERSHIP

Owner 1:	ERWIN MICHAEL F &			
Owner 2:	JOHNSON ROBIN L			
Owner 3:				
Street 1:	26 CHANDLER STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	PIANDES KERRY T & GEORGE N -		
Owner 2:	TRUSTEES/PIANDES REALTY TR -		
Street 1:	24 CHANDLER ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 2070 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7907												G9				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	620,100	3,300		623,400
Total Card	0.000	620,100	3,300		623,400
Total Parcel	0.000	620,100	3,300		623,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		301.16	/Parcel: 301.1

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	610,700	3300	.		614,000	614,000	Year End Roll	12/18/2019
2019	102	FV	543,500	3300	.		546,800	546,800	Year End Roll	1/3/2019
2018	102	FV	480,400	3300	.		483,700	483,700	Year End Roll	12/20/2017
2017	102	FV	437,800	3300	.		441,100	441,100	Year End Roll	1/3/2017
2016	102	FV	437,800	3300	.		441,100	441,100	Year End	1/4/2016
2015	102	FV	404,400	3300	.		407,700	407,700	Year End Roll	12/11/2014
2014	102	FV	385,800	3300	.		389,100	389,100	Year End Roll	12/16/2013
2013	102	FV	385,800	3300	.		389,100	389,100		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	Measured	DGM	D Mann
5/23/2013	Info Fm Prmt	EMK	Ellen K
1/24/2008	External Ins	BR	B Rossignol
9/20/1999	Meas/Inspect	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	2339
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

